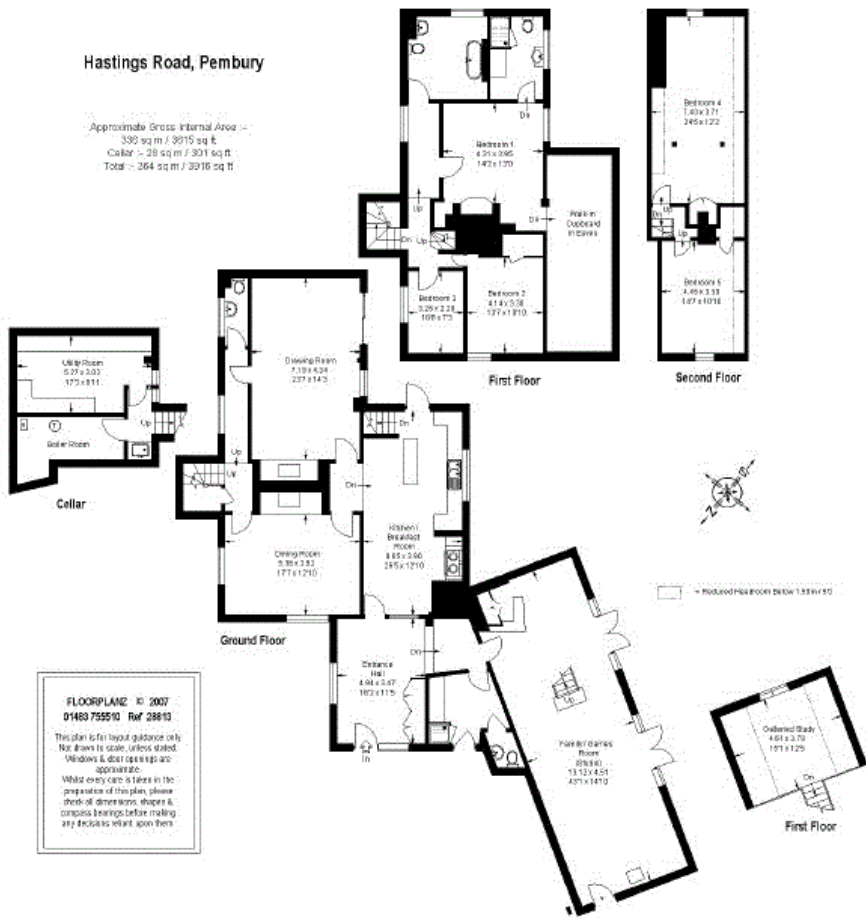
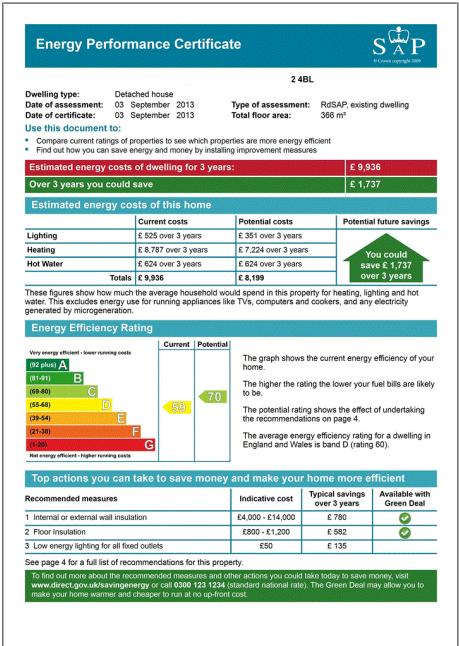




Floorplan



Energy Performance Certificate (EPC)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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Hastings Road Pembury TN2

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Pastheap Farm is a five bedroom, three bathroom property. It is an early 16th century Listed Grade II Listed former farmhouse and barn and is reputed to be one of the oldest houses in Pembury and. The interior which totals nearly 4000 sq ft has many superb, Approx 2.3 Acres | Barn with Mezzanine | Garden and Paddock | Sitting Room | Kitchen/Dining Room | Characterful Interior Features.

Description

Pastheap Farm is an early 16th century Listed Grade II Listed former farmhouse and barn and is reputed to be one of the oldest houses in Pembury. The interior which totals nearly 4000 sq ft has many superb interior features which include Inglenook fireplaces, a bread oven, salt cupboard, numerous exposed timbers and beams & polished wood floors. There are two wonderful reception rooms, both with deep Inglenook fireplaces and beams etc. There is a magnificent family/games room or studio and is an outstanding entertaining room with bar, spacious gallery and doors opening onto the terrace with views, this room was formerly the barn. The principal bedroom has a very attractive feature fireplace, beams, oak floorboards, shower room and a large, long walk in clothes cupboard. There

is a farmhouse kitchen/breakfast room with an Aga set into the former Inglenook.

Situation

The house enjoys a beautiful south west aspect over fields and woodland and the Kent countryside beyond. Immediately by the house there is a spacious paved terrace and this leads to a good area of lawn running down to a post and rail fence and the paddock. At the front there is parking for a number of cars and further areas of lawn, In all about 2.3 acres. In addition, the owners enjoy the use of a further 20 acres of paddocks and woodland for a nominal peppercorn rent.

Furnishing

Part-furnished



131259 (6)c

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